

CC-B: SUPPLEMENTAL CAPITAL CONSTRUCTION REQUEST

FY 07-08

Department Name: DPA
Division Name: Office of the State Architect
Project Name: 1555 Sherman Street Mixed-Use
Office Building, Phase I
Project Phase: Phase I
Risk Management I.D. No. N/A

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Submission Date: August 1, 2007
State Controller Project No. P- 0651

Executive Director Approval:
OSP B Approval: Lisa Esgar

Date: __/__/____
Date: 12/10/2007

1. Criteria.

(a) Check One

- ☐ Emergency
- ☒ New Data
- ☐ Technical
- ☐ Unforeseen Contingency

(b) Describe the criteria: New data resulting in substantial changes in funding needs from design services for a mixed-use office building in the Capitol Complex to design services for a master plan for the Capitol Complex.

2. Long Bill Appropriation Tables

Appropriation from Long Bill #HB 06-1385, page #288					
Line Item(s)	Total	CCFE	CF	CFE	FF
Original Long Bill Items		1,700,000			
Requested Revision of Long Bill Appropriation					
Line Item(s)	Total	CCFE	CF	CFE	FF
New Long Bill Items		No change			

3. Justify the change from approved budget request and/or FPP: **Request to change title and focus of "1555 Sherman Street Mixed-Use Office Building Project" to "Capitol Complex Master Plan" as outlined below and in the attached letter of October 25, 2007.**

In FY 06/07 the Colorado General Assembly appropriated \$1,700,000 to the Department of Personnel and Administration (DPA) for planning and partial design of a mixed-use office building to be located on an L-shaped site composed of the existing parking lot at Lincoln and Colfax and the parking garage (now demolished) at 1555 Sherman. In August 2006 DPA issued a request for qualifications for architectural firms to participate in a design competition for the mixed-use office building; six firms were chosen and presented their designs in September. A firm was selected and placed under contract to DPA to provide a feasibility study and to evaluate the appropriate square footage and parking capacity for the building. Executive branch agencies currently lease

approximately 500,000 square feet of space in downtown Denver. This building would allow agencies to collocate within the Capitol Complex in future years.

At the same time the mixed-use office building was under consideration, the Judicial Branch was moving forward with its plan for a new Judicial Center. In 2005 the Judicial Branch contracted with the Urban Land Institute (ULI) to evaluate issues concerning the Judicial Building and the Colorado History Museum both located on the block bordered by Broadway, 14th Street, Lincoln and 13th Street. The ULI study addressed security concerns, expansion needs, and agency consolidation and collocation requirements. ULI recommended that the Colorado History Museum be relocated and that Judicial build an expanded 660,000 square foot facility on their existing site. Subsequent efforts to find an appropriate site for the Museum and fund its construction have not been successful to date; however, recent discussions with the City of Denver may lead to a potential site in Civic Center Park. Judicial has also considered the site for the mixed-use office building as a potential site for its project if the Museum is unable to vacate its current building.

With the change of administration and a renewed focus on cooperation among governmental entities, there was an opportunity to evaluate both the Judicial/Museum and the mixed-use office building projects to determine the range of benefits to state government and to not have the two projects compete for funding or available sites.

As a result of this effort, the need for a comprehensive master plan for the Capitol Complex became apparent. If the State moves forward to develop a master plan, the plan would provide guidelines for development in the Capitol Complex including collocation and consolidation opportunities and lease vs. ownership analysis for the 500,000 square feet of leased space. The master plan would address the importance and delivery of services functions and purposes of government buildings, provide an overall context and justification for decision-makers, discuss issues of facility durability both technically and financially, identify opportunity sites and scenarios, and, finally, provide implementation plans including agency plans, leasing plans, and financing alternatives.

4. Why is it necessary to have the appropriation prior to the Long Bill?

It is important that DPA be able to start the master planning process as soon as possible. Lease costs continue to rise as do building construction costs; Capitol Complex facilities continue to deteriorate. There is still no coordinated process, only a piecemeal approach.

It is anticipated that the duration of the master planning process is 12 to 14 months. In order to have enough data collected and analyzed so that a meaningful interim report can be made to the Capital Development Committee at the beginning of the next legislative session, it is important to initiate the process now.

5. Does this request require revision of a prior appropriation? No.
6. Attach a copy of a complete Form CC-C of the *original* request.
7. Attach a new completed Form CC-C (Element #1 only if there was a prior appropriation) to reflect this supplemental request.
8. Supplemental Requests Per SB 98-1331

Project Name: _____ Phase _____

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a) Describe the urgency of the request

b) List funds to be restricted:

Long Bill No.	Appropriation	Expenditures	Amount to be restricted